

Closing Statement

**Gateway Kensington LLC
to
Richard Vissa and Keiko Vissa**

**Premises:
Unit 104
15 Kensington Road, Bronxville, NY 10708**

**Date:
July 22, 2021**

Sellers: Gateway Kensington LLC

**Seller's Attorney: Priolet & Associates, P.C.
By: Claude P. Priolet, Esq.**

**Purchaser: Richard Vissa
Keiko Vissa**

**Purchaser's Attorney: Pollock & Maguire, LLP
By: Theresa N. Maguire, Esq.**

**Title Insurance Company: Radian Title Insurance Inc., by its agent
Thoroughbred Title Services, LLC
By: _____**

Seller's Credits

Purchaser's Credits

I. Contract Payments / Closing Adjustments

Purchase Price	\$1,900,000.00	
Downpayment		\$190,000.00
2021 Town Tax		
\$5,417.96 / year PAID		
163 days @ \$14.84 / day	\$2,418.92	
2021-22 School Tax		
\$12,173.88 / year 1st 1/2 PAID		
163 days @ \$33.35 / day	\$5,436.05	
2021-22 Village Tax		
\$2,945.71 / year 1ST 1/2 PAID		
132 days @ \$8.07 / day	\$1,065.24	
July Common Charges		
\$1,647.62 / month PAID		
10 days @ \$53.15 / day	\$531.50	
Subtotals	\$1,909,451.71	\$190,000.00
Due to Seller at Closing	\$1,719,451.71	

II. Funds due Seller from Purchaser

Certified, Cashier's Check, or Wire Transfer payable to
Sterling National Bank \$1,357,906.50

Certified, Cashier's Check, or Wire Transfer payable to
Priolet & Associates, P.C., as attorney \$361,545.21

Total Funds paid to Seller from Purchaser	\$1,719,451.71
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III. Purchaser's Additional Costs

Working Capital Contribution to
VillaBXV Condominium \$3,295.24

Move-In Deposit to
VillaBXV Condominium \$500.00

August Common Charges to
VillaBXV Condominium \$1,647.62

New York State Mansion Tax to
Thoroughbred Title Services, LLC \$19,000.00

IV. Seller's Expenses

Sponsor's Legal Fee to
Priolet & Associates, P.C. \$1,250.00

NYS Transfer Tax to
Thoroughbred Title Services, LLC \$7,600.00

Realtor's Commission (subject to Bankruptcy Court approval)
to be held in escrow by Kirby Aisner & Curley LLP \$76,000.00

Seller's Recording and Search Fees payable to
Thoroughbred Title Services, LLC \$735.24

Total Seller's Expenses	\$85,585.24
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V. Escrow Reconciliation

Downpayment Funds Deposited \$190,000.00

Plus Funds Received at Closing \$361,545.21

Less Total Seller's Expenses \$85,585.24

Plus Accrued Interest \$0.00

Less Accrued Interest paid to Purchaser \$0.00

Refund to Gateway Kensington LLC Debtor In Possession	\$465,959.97
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